

Agenda Report

DATE: MAY 2, 2005

TO: CITY COUNCIL

THROUGH: FINANCE COMMITTEE

FROM: CITY MANAGER

SUBJECT: MANAGEMENT AGREEMENT BETWEEN THE CITY OF PASADENA AND THE PASADENA ICE SKATING CENTER AND AGREEMENT FOR ARCHITECTURAL AND ENGINEERING DESIGN FOR A PROPOSED NEW ICE SKATING FACILITY LOCATED BETWEEN FOOTHILL AND ORANGE GROVE BOULEVARDS

RECOMMENDATION

It is recommended that the City Council:

1. Approve the Initial Study and Adopt the Mitigated Negative Declaration prepared for the proposed ice rink project.
2. Adopt the De Minimis Finding of No Impact on Fish and Wildlife.
3. Direct the City Clerk to file the Notice of Determination, Mitigated Negative Declaration, and Certificate of Exemption from Fish and Game fees with the Los Angeles County Registrar-Recorder/County Clerk.
4. Approve the proposed business terms negotiated between the City and the Pasadena Ice Skating Center for the management of a new ice rink facility.
5. Authorize the City Manager to execute a Management Agreement between the City and the Pasadena Ice Skating Center that incorporates the approved business terms.
6. Amend the FY 2005 Adopted Capital Improvement Program (CIP) Budget to include a new project in the "Municipal Buildings and Facilities" section titled, "Pasadena Ice Rink Facility" Project Number 71144 and recognize

\$2,000,000 from the Pasadena Center Operating Company and approve a Journal Voucher appropriating the \$2,000,000 to this project; and authorize transfer of \$70,000 to Project 78289 for park expenditures related to the Ice Rink.

7. Authorize the City Manager to enter into a contract with The Albert Group for architectural/engineering services in an amount not to exceed \$690,250 without competitive bidders pursuant to City Charter Section 1002 (F), contracts for professional or unique services.

PLANNING COMMISSION RECOMMENDATION

On February 9, 2005, the Planning Commission reviewed the proposed project and found it is consistent with the City of Pasadena's General Plan.

BACKGROUND

Staff has been working with the Pasadena Ice Skating Center (PISC) to find a new location for the ice skating facility that is currently located in the Civic Center. It has been the desire of the Pasadena Center Operating Committee (PCOC) to relocate the ice rink and restore the old ballroom as part of the civic center expansion plans. During discussions with PCOC on this issue, representatives from PISC indicated that it is willing to move and agree to terminate its lease if the City and PCOC would assist with the construction of a new ice rink facility.

SITE

The Site is located in the Eaton Wash Park Master Plan area, on land that is designated parkland. The Site is located between Orange Grove Boulevard and Foothill Boulevard and is approximately 4 acres in size. Adjacent land uses are as follows: to the east is land owned by Southern California Edison, to the west is property owned by the Los Angeles Flood Control District, to the north the proposed Eaton Wash Park and to the south City-owned property (Goodrich substation). It should be noted that the City Council in June, 2004, approved a redesign of the Eaton Wash Park in order to create sufficient land to accommodate the requirements for an ice rink. Access to the development site is from Foothill Boulevard across property owned by Pasadena City College. The City will need to obtain an access easement from PCC for the project to proceed. The Site is zoned Open Space District and is designated Open Space in the City's General Land Use Plan. An ice rink is permitted in the OS District with a conditional use permit.

ENVIRONMENTAL IMPACT

In compliance with California Environmental Quality Act requirements (CEQA), an Initial Study and Mitigated Negative Declaration have been completed for the

proposed ice rink project. The Initial Study was circulated on April 4, 2005, and the public review period closed on April 25, 2005.

PROJECT DESCRIPTION

The project involves the construction of an approximately 65,000 square foot, one-story commercial recreational ice rink facility (containing two ice rinks) and surface parking of approximately 143 parking spaces. Access to the ice rink facility and on-site parking is via an existing driveway off Foothill Boulevard (which currently serves the Pasadena City College Community Education Center located southeast of the Project site) and through the existing PCC parking area. The facility would contain two National Hockey League-sized ice rinks. Other desired amenities include spectator seating, a food preparation area, offices, skate rental, locker rooms, restrooms with showers, lobby/waiting area, a small retail shop and small eating area. To the extent possible these improvements will be included at the time of construction, although the cost of improvements may require some be added at a later date. Currently, there are still issues to be resolved regarding access and if for any reason these issues cannot be resolved, the City will not execute a management agreement with PISC.

PROJECT FINANCING

Initially, it was the desire of PISC to design and construct a new ice skating facility with public funds. However after assessing PISC's proposed financing plan and consulting with legal counsel staff determined that the City should construct the ice rink project in order to provide tax-exempt financing. The total estimated cost of the proposed project is \$12 million. To finance the construction it is proposed that the City issue Certificates of Participation (COPs). The COPs will be paid from the revenues generated from the ice rink project. The revenues from the project are estimated to be approximately \$2 million in the first year of operation and are projected to steadily grow over time. The COPs will be tax-exempt with an average interest rate of 4% to 5% for a 30 year term. The debt service on the COPs is approximately \$711,000 annually. Staff is also proposing that the City enter into a management agreement to allow PISC to manage the ice rink facility on behalf of the City. Attached as Exhibit A is a detailed summary of the business terms to be included in the management agreement and the pre-development cost to be paid with PCOC assistance. As an attachment to the management agreement, staff is proposing a list of performance standards that PISC shall be required to meet over the term of the agreement. The Performance Standards are described in Exhibit B.

In addition to the COPs, PCOC has also agreed to provide \$2 million in financial assistance for the project (Exhibit C). These costs include improvements needed to adjacent sites in order to allow the ice rink to be located on this property, undergrounding of utilities as part of the redesign of the proposed Eaton Wash Park, island median removal and the installation of a traffic signal on Foothill

Boulevard, professional consultant services, traffic, environmental mitigation, and a contingency reserve account.

PISC will contribute the sum of \$350,000 towards the project. This includes \$160,000 in costs associated with the termination of its current lease and the restoration of the Ballroom to its pre-existing condition. The obligation to pay the \$350,000 to the City will be evidenced by a promissory note and loan agreement. PISC will be responsible for this note including interest assessed at 5.5% per annum.

ARCHITECT SELECTION PROCESS

In December 2004, the City circulated a Request for Proposal (RFP) to select an architect for the design and construction of this project. Given the budget and schedule constraints, the RFP required the proposers to demonstrate experience in the design and construction of a minimum of one Ice Rink Facility with comparable amenities, completed on time and budget within the last ten years. In addition, the City had other selection criteria as noted in attachment "A." Thirty-two firms obtained the RFP with the City receiving seven proposals. The seven proposals were reviewed by representatives of the Pasadena Ice Skating Center, Public Works, and Planning and Development. This group determined that three firms met all the qualification criteria set out in the RFP and the firms were scheduled for interviews.

The three firms were interviewed by a panel composed of Department of Public Works staff, Department of Planning and Development staff, and a representative from an outside project management firm. Based upon the interviews and evaluation criteria set forth in the RFP and summarized in attachment "A," The Albert Group was awarded the highest score and recommended for selection on the Ice Rink project.

While The Albert Group was the only proposal which was not from a local company, staff reviewed all the design contractors included in the three teams. The Albert Group has two local firms that will perform all the engineering design service for the facility, and it is expected that 60% of the dollar value of the work will be completed by locally based contractors.

PBWS, a local firm, has one local subcontractor and it is expected that 52% of the dollar value of the work will be completed by locally based contractors.

Tolkin Associates, a local firm, does not have any additional local subcontractor and it is expected that 46% of the dollar value of the work will be completed by locally based contractors.

A list of all contractors from each team and their address is shown in Attachment "B."

The Albert Group's quality of Ice Rink design experience as a single-source lead consultant (architect) in the Southern California market is the most relevant to the Pasadena Ice Rink Facility project from a complexity, comparable project scope, innovative design, energy efficiency, budget, schedule constraint, and accountability standpoint. The Valencia Ice Station project, which was designed by The Albert Group, was awarded an AIA design award and an award for energy efficiency in 2001. The Valencia facility is similar to the proposed Pasadena Ice Rink Facility in that its primary function is for recreational use; it has an NHL-size rink, Pro Shop, eating area, as well as complete lockers and showers in an innovatively designed, energy efficient building. The Albert Group and TMAD Engineers have demonstrated knowledge of a quantifiable, sustainable building practices approach, which may be applied to the Pasadena Ice Rink facility project. Additionally, they have proposed an Ice System specialist as part of the team to address unique technical issues associated with ice surfaces and related equipment which includes, but is not limited to, energy-efficient "best practices" and its impact on operational cost of public Ice Rinks. In reviewing references for these firms, the owners of the Valencia Ice Station have advised City staff that their project was completed within the established schedule and budget and enjoys a profitable status.

The breakdown of the contract amount is as follows:

Architectural – Engineering Fees	\$627,500
Contingency	<u>\$ 62,750</u>
Total	\$690,250


Based on a work commencement date of June 2005, it is anticipated that the design, plan check and bidding work will be completed by June 2006. Estimated construction completion date is August 2007.

FISCAL IMPACT

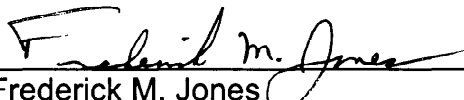
It is expected that the City will fund the construction and related costs associated with the ice rink, estimated at \$12,000,000. The attached cash flow pro forma (Exhibit D) suggests that except for the first year of operation the net operating income from the facility will be adequate to pay the debt service on this obligation. It is estimated that the project will have an approximate \$62,000 deficit in the first year. This deficit can be covered from a portion of the PCOC commitment to the project not spent on predevelopment and relocation costs.

PISC will manage the ice rink on behalf of the City for a fee of \$100,000 per year (with annual CPI increases). Of this amount, PISC will return \$40,000 per year to satisfy its promissory note. In addition PISC will be eligible to receive a bonus up to 20% if revenues exceed projections by more than 10% of the project revenue. The City will have the ability to terminate the agreement should PISC not manage the structure per the performance standards or not meet the financial projections. All net income will be revenue to the City.

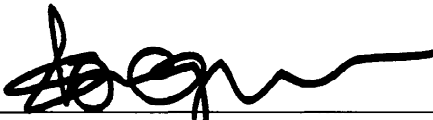
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager


Prepared by:


Frederick M. Jones
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and


Segun Abegunrin
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Approved by:


Martin Pastucha
Director of Public Works

Concurrence:

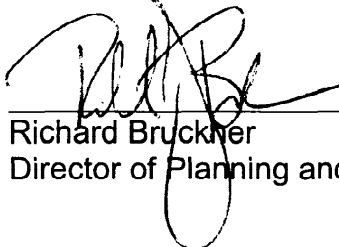

Richard Bruckner
Director of Planning and Development

Exhibit A

BUSINESS TERMS – PROPOSED ICE RINK TRANSACTION

Agreement

1. City agrees to construct a new ice rink facility on City-owned land located between the flood control channel and the Southern California Edison (SCE) Right-of-Way) R.O.W., between Foothill Boulevard and Orange Grove Boulevard.
2. Proposed Ice Rink will consist of two ice rinks (hockey and figure skating) within an approximately 65,000 square foot structure.
3. City to consult with PISC during design and construction phases
4. Proposed Project and construction costs are estimated to be approximately \$10 million.
5. Construction costs will be financed by the City through issuance of Certificates of Participation (COP's) so long as the project remains economically feasible.
6. PCOC shall release PISC from obligation to restore existing facility to its original condition as described in the current lease agreement between PCOC and PISC, except as addressed in the Financing the Project section, below.
7. PISC agrees to vacate existing facility upon opening of new facility, and to terminate its existing lease with PCOC.

Management Agreement

1. PISC and City agree to enter into Management Agreement for the management of the new Ice Rink.
2. The term of the Management Agreement shall be 10 years. By mutual agreement of the parties, to the extent permitted by State and Federal laws, including Internal Revenue Service Regulations, this Management agreement may be extended.
3. PISC will be required to establish public benefit programs, including but not limited to making the ice rink facility available to area schools, Pasadena City College and other non profit organizations. PISC will coordinate the benefit program with the City's Human Services Department.

4. Furniture, fixtures, & equipment (FF&E) from the current ice rink may be used as back up equipment only, subject to the location where the equipment is able to be used (some office equipment, etc.). The existing refrigeration units, subject to relocation, may be used as a back up at the new facility. The existing resurfacing machine should only be used as a back up to a new machine that needs to be purchased.
5. PISC will manage the new facility for an annual "Management Fee" of \$100,000; the amount of this annual Management Fee will increase each year by the percentage change in the Consumer Price Index (CIP) – All Urban Consumers for the Los Angeles-Anaheim-Riverside, base period 1982-84=100. PISC will be entitled to receive a bonus payment, that do not total in excess of 20% of the Management Fee in any given year, commencing when the project gross revenues for the year exceed the Base Gross Revenues by 10%. The initial Base Gross Revenues shall be \$2,000,000. The Bonus Base shall be \$2,200,000 and will be adjusted annually by the percentage change in the CPI, on a compounded basis.
6. Included in the Management Agreement will be a list of Operating and Performance Standards (i.e. appearance of the building and facility, fiscal management, annual budget, management reporting, facility utilization, customer satisfaction) that PISC will be required to meet as well as those criteria that required to be met as part of the incentive portion of the Management Fee. PISC shall provide an initial budget to be mutually approved by the parties that will account for the first year startup of operations of the facility.
7. Provisions will be incorporated into the Management Agreement to provide for the City's right to terminate the Management Agreement with PISC should certain conditions, including those referenced in item "6" above, are not met. With respect to fiscal management, this would refer to reoccurring operating deficits subject to mutually agreed upon force majeure provisions.
8. All net income generated by the City for "Naming Rights" or advertising generated by the new project for exterior signage will go to the City. All net income generated by PISC for Interior advertising (within the facility) will go to the operating budget of the facility.

FINANCING THE PROJECT

1. PISC shall contribute the sum of \$350,000 towards the project. This includes a contribution from PISC of \$160,000 in costs associated with the termination of its current lease, and/or the restoration of the Ballroom to its pre-existing condition, with the balance going towards "fixturizing" the new facility. All other costs of constructing the new Ice Rink and relocating PISC from its current location shall be born by the City.
2. As PISC represents that it does not have the ability to borrow \$350,000 at feasible interest rates, the City will defer payment of these funds by PISC. The obligation of PISC to pay \$350,000 to the City will be evidenced by a promissory note and a loan agreement. PISC will be responsible for paying the City, along with interest assessed at a rate of 5.5% per annum, as follows:
 - a. During the term of this outstanding \$350,000 obligation, PISC will be paid sixty percent (60%) of the Management Fee. The withheld forty percent (40%) will be applied towards the repayment of this debt.
 - b. If and when the \$350,000, plus interest, is retired, the full amount of the Management Fee will be paid to PISC.
 - c. Should the Management Agreement expire, not be renewed, or be terminated prior to the complete repayment of the \$350,000, plus interest, PISC will no longer be obligated to repay this note.

OTHER PROPERTY DEVELOPMENT/ASSEMBLY ISSUES

1. City to acquire access easement from Foothill Boulevard across property owned by PCC and SCE.
2. The PCOC shall fund and the City shall pay the following preliminary estimated pre-development costs from PCOC funds (all costs are subject to actual amounts incurred):
 - a. Under grounding of SCE utilities - \$784,000
 - b. Removal of island medians and installation of traffic light - \$150,000
 - c. Consultant/professionnel services contracts - \$100,000
 - d. Environmental Mitigation - \$100,000
3. City to negotiate a license agreement with SCE to allow for the redesign and expansion of the proposed Eaton Wash Park. The annual license fee is included in the debt service for the project.
4. City to pay cost of constructing access across Edison to the ice rink facility.

Exhibit B

PASADENA ICE SKATING CENTER PERFORMANCE STANDARDS

APPEARANCE:

1. PISC shall be responsible for maintenance of the ice facility in a first class standard, equal to or better than the Health South Training Center facility in the City of Los Angeles. Such responsibility shall include retaining the services of a qualified maintenance company to keep the facility clear of litter.
2. Janitorial work including removal of all trash performed daily.
3. Graffiti is removed within one week of identification
4. Minor maintenance painting performed as required to maintain first class appearance.
5. Locker room facilities shall be maintained in a safe and sanitary manner daily.
6. Restaurant/Concession stand shall be maintained in a clean and sanitary manner.
7. Any and all damage to steps, railings, equipment etc. shall be repaired within two weeks of identification.
8. PISC shall insure parking that the parking area for the patrons of the ice facility shall be free of litter and maintained in a safe manner.

CONDITION OF BUILDING

1. Lighting inside and outside of the building shall be maintained at an appropriate level. Burned out bulbs and tubes shall be replaced within 48 hours of notification.
2. Mechanical problems associated with all ice making equipment shall be repaired within two weeks.
3. Repair and replacement of other equipment due to vandalism shall be repaired in a timely manner.
4. Serious malfunction of any system (i.e. Ventilation, generator, fire signal system, electrical etc.) to be repaired within 24 hours unless long lead parts are involved and in that case the repairs to be completed within 24 hours of receipt of the part.
5. Landscaping to be aesthetically appealing at all times. Improvements and corrective action will be completed within one week of inspection and notification
6. Revenue control equipment to within the ice facility shall function at optimum level.

FISCAL MANAGEMENT

1. Annual revenues will be maintained at a level not less than \$2 million except for the first year of operation.
2. PISC shall provide month end operating statements within 30 days of the calendar month that just ended.
3. PISC shall also provide quarterly and annual operating expenses.
4. Invoices from contractors are paid in a timely manner. 95% of the invoices are paid within 30 days.
5. Hire a 3rd party CPA firm (approved by the City) to conduct a financial audit of the ice facility on an annual basis.

SECURITY SERVICES

1. PISC shall provide security personnel to address any safety issues in the ice facility building including locker rooms, and parking area.
2. Security personnel shall be on the site during peak hours and at all special events.
3. Any major incident shall be reported to the appropriate City Department as soon as possible and within 2 hours for incidents involving health, welfare and life safety issues.
4. Security personnel shall maintain records of all incidents that occur within the building and parking area.
5. PISC shall prepare daily activity reports.
6. All staff is courteous, well trained and professional.

MANAGEMENT REPORTING

1. PISC shall provide month end management reports within 30 days of the calendar month that just ended.
2. Each monthly report shall include the following:
 - . Revenue and expense accounting with budget variance
 - . Total number of patrons daily to the ice facility.
 - . Total number of participants involved in all ice programs.
 - . Detailed report involving any security issues.
 - . Statistics for user agreements (including schools, number of adults, number of children, hockey organizations and special ice skating venues)
 - . Statistics for incident reports
 - . Conduct physical inspection monthly and complete inspection report; provide corrective actions.
 - . Submit a marketing plan to be developed 6 months prior to opening and updated on an annual basis.
 - . Submit an annual budget on or before specified date.

Exhibit C

PCOC Contribution

SCE Utility Under grounding	\$784,000
Island Median Removal & Traffic light	\$150,000
Consultant/professional services contract	\$100,000
Environmental Mitigation	\$100,000
Project Architect & Engineering	\$690,250
Other Eligible Capital Cost	\$175,750
Total	\$2,000,000

EXHIBIT D

PASADENA ICE SKATING CENTER

CITY OF PASADENA

**ESTIMATED OPERATING STATEMENT
WITH DEBT**

4.5% NON-TAXABLE "COP" ISSUE OF \$11,945,000 TO NET \$10,000,000
30 Year Amortization WITH 18 MONTHS OF Capitalized Interest
3% Mangement Fee & \$15,000 Land Lease Payment
No City Cash Contribution To Development/Construction Costs

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Revenues (3.5%)	2,000,000	2,070,000	2,142,450	2,217,436	2,295,046
Less Direct Expenses (4.0%)	-76,200	-81,225	-82,918	-84,306	-89,617
Gross Income	1,923,800	1,988,775	2,059,532	2,133,130	2,205,429
Less Operating Expenses*(4%)	-1,274,456	-1,276,556	-1,278,730	-1,280,979	-1,283,307
Net Operating Income	649,344	712,219	780,803	852,151	922,122
Less NET COP Debt Service (assumes 3% arbitrage on funds)	-711,317	-711,317	-711,317	-711,317	-711,317
Less Ground Lease(included in Oper Exp)	0	0	0	0	0
Net Cash Flow/Including Management Fee	-61,973	902	69,485	140,834	210,805
City Contribution**	0	0	0	0	0
Net Profit	-61,973	902	69,485	140,834	210,805
Annualized Profit Margin***	-3.10%	0.04%	3.24%	6.35%	9.19%
Debt Coverage Ratio	0.91	1.00	1.10	1.20	1.30
Management Fee Percentage	3.00%	3.00%	3.00%	3.00%	3.00%
Management Fee Paid	60,000	62,100	64,274	66,523	68,851

30 YEAR NET PROJECT INCOME \$15,633,800
30 YEAR NET PROJECT INCOME DISCOUNTED AT 6.5%
\$4,764,808
 Initial shortfall - first year (\$61,973)

EXHIBIT D

PASADENA ICE SKATING CENTER

CITY OF PASADENA

**ESTIMATED OPERATING STATEMENT
WITH DEBT**

Year 6	Year 7	Year 8	Year 9	Year 10	11	12	13	14	15	16	17	18
2,375,373	2,458,511	2,544,559	2,633,618	2,725,795	2,821,198	2,919,939	3,022,137	3,127,912	3,237,389	3,350,698	3,467,972	3,589,351
-93,202	-96,930	-100,807	-104,839	-109,033	-113,394	-117,930	-122,647	-127,553	-132,655	-137,961	-143,480	-149,219
2,282,171	2,361,581	2,443,752	2,528,779	2,616,762	2,707,803	2,802,010	2,899,490	3,000,359	3,104,734	3,212,736	3,324,492	3,440,132
-1,334,640	-1,388,025	-1,443,546	-1,501,288	-1,561,340	-1,623,793	-1,688,745	-1,756,295	-1,826,547	-1,899,608	-1,975,593	-2,054,616	-2,136,801
947,531	973,556	1,000,205	1,027,491	1,055,422	1,084,010	1,113,265	1,143,195	1,173,813	1,205,126	1,237,144	1,269,876	1,303,331
-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317
0	0	0	0	0	0	0	0	0	0	0	0	0
236,214	262,239	288,888	316,174	344,105	372,693	401,948	431,878	462,496	493,809	525,827	558,559	592,014
0	0	0	0	0	0	0	0	0	0	0	0	0
236,214	262,239	288,888	316,174	344,105	372,693	401,948	431,878	462,496	493,809	525,827	558,559	592,014
9.94%	10.67%	11.35%	12.01%	12.62%	13.21%	13.77%	14.29%	14.79%	15.25%	15.69%	16.11%	16.49%
1.33	1.37	1.41	1.44	1.48	1.52	1.57	1.61	1.65	1.69	1.74	1.79	1.83
3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
71,261	73,755	76,337	79,009	81,774	84,636	87,598	90,664	93,837	97,122	100,521	104,039	107,681

EXHIBIT D

PASADENA ICE SKATING CENTER

CITY OF PASADENA

**ESTIMATED OPERATING STATEMENT
WITH DEBT**

19	20	21	22	23	24	25	26	27	28	29	30
3,714,978	3,845,003	3,979,578	4,118,863	4,263,023	4,412,229	4,566,657	4,726,490	4,891,917	5,063,134	5,240,344	5,423,756
-155,188	-161,395	-167,851	-174,565	-181,548	-188,810	-196,362	-204,216	-212,385	-220,880	-229,716	-238,904
3,559,791	3,683,607	3,811,727	3,944,298	4,081,476	4,223,419	4,370,295	4,522,274	4,679,532	4,842,254	5,010,628	5,184,852
-2,222,273	-2,311,164	-2,403,611	-2,499,755	-2,599,745	-2,703,735	-2,811,885	-2,924,360	-3,041,334	-3,162,988	-3,289,507	-3,421,087
1,337,518	1,372,443	1,408,116	1,444,543	1,481,730	1,519,684	1,558,411	1,597,914	1,638,198	1,679,266	1,721,121	1,763,764
-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317	-711,317
0	0	0	0	0	0	0	0	0	0	0	0
626,201	661,126	696,799	733,226	770,413	808,367	847,094	886,597	926,881	967,949	1,009,804	1,052,447
0	0	0	0	0	0	0	0	0	0	0	0
626,201	661,126	696,799	733,226	770,413	808,367	847,094	886,597	926,881	967,949	1,009,804	1,052,447
16.86%	17.19%	17.51%	17.80%	18.07%	18.32%	18.55%	18.76%	18.95%	19.12%	19.27%	19.40%
1.88	1.93	1.98	2.03	2.08	2.14	2.19	2.25	2.30	2.36	2.42	2.48
3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
111,449	115,350	119,387	123,566	127,891	132,367	137,000	141,795	146,758	151,894	157,210	162,713

ATTACHMENT "A" - PASADENA ICE RINK FACILITY ARCHITECT SELECTION - EVALUATION TABLE

NO	FIRM NAME	Qualifications based on overall professional and practical exp.	Specific experience in design and construction of "state of the Art" recreational Ice Rink facility	Project implementation- approach, ability to perform, ability to complete project on time and in budget. Key personnel exp and availability	Proposed completion schedule for phase 1 and 2 and Scope of Work	Local	Small and Micro-business preference	Total
		maximum points 20	maximum points 30	maximum points 30	maximum points 10	maximum pts 5	maximum pts 5	maximum pts 100
1	Tolkin & Assoc. 141 W Bellevue Drive Pasadena, CA <i>In association with</i> Drezner Group 88 Battle Rd Princeton, NJ	13	22.5	20	7	5	5	72.5
2	PBWS 1040 Lincoln Ave. Pasadena, CA <i>In association with</i> MOA 1900 Wazee Street Denver, CO	15	25.5	25	7	5		77.5
3	The Albert Group* 3635 Hayden Ave Culver City, CA	17	27.5	29	7	3		83.5

* Currently certified as a small business enterprise by the State of California

ATTACHMENT "B"

THE ALBERT GROUP, Culver City

DISCIPLINE

CONSULTANTS

Civil Engineering	TMAD Engineers, Pasadena, CA
Structural Engineers	TMAD Engineers, Pasadena, CA
Mechanical/Plumbing/Engineers	TMAD Engineers, Pasadena, CA
Electrical/Lighting Engineer	REM Engineering Co., Inc., Pasadena, CA
Landscape Architect	Hirsch & Associates, Inc., Anaheim, Ca
Food Service	Laschober & Sovich, Woodland Hills, CA
Cost Estimating	Ronald Fedman, Irvine, CA
Ice Systems	Halco, Los Angeles, CA

PBWS/MOA, Pasadena/Denver, CO

Structural Engineers	KPFF, Santa Monica, CA
Mechanical/Plumbing/Engineers	TMAD Engineers, Pasadena, CA
Acoustics	Venaklasen Associates, Santa Monica, CA
Landscape Architect	Landshapes, Burbank, CA
Food Service	Commercial Kitchen Design, La Canada, CA
Cost Estimating	Cumming LLP, Rancho Cucamonga, CA
Ice Refrigeration	Pace Industrial, Canada

TOLKEN/DREZNER, Pasadena/Princeton, NJ

Structural Engineers	Brian L. Cochran Associates, Inc., Los Angeles, CA
Mechanical/Plumbing/Engineers	Donald F. Dickerson Associates, Van Nuys, CA
Electrical/Lighting Engineer	Kanwar & Associates, Culver City, CA
Ice Refrigeration	Commercial Refrigeration, Inc. (address not provided, verified not local)
Acoustics	Rothermel Associates (address not provided, verified not local)